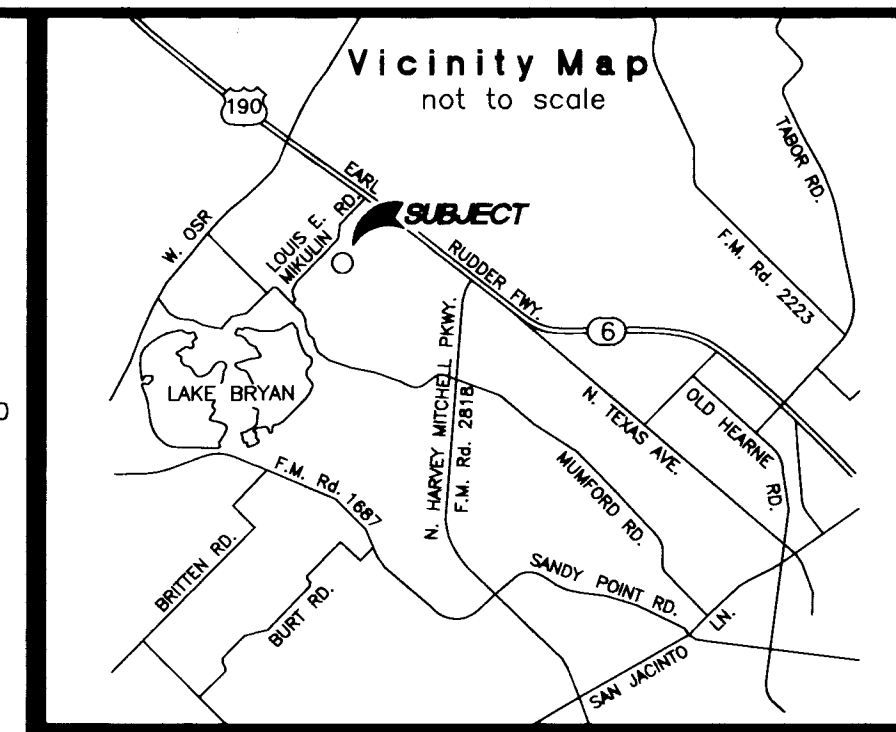


LINE	BEARING	DISTANCE
L1	S48°51'43"E	200.00
L2	N41°08'17"E	177.57
L3	N07°21'46"E	147.29
L4	N48°51'43"W	118.12
L5	N00°09'32"E	183.60
L6	S65°41'36"E	10.55



BEING 182.731 ACRES (7,959,755 SQUARE FEET), MORE OR LESS, LYING AND BEING SITUATED IN THE L. MCCLAUGHLIN SURVEY, ABSTRACT NO. 38, BEING THE SAME AS THAT CERTAIN TRACT OF LAND CONVEYED TO AXIS PIPE AND TUBE, INC. BY DEED RECORDED IN VOLUME 11505, PAGE 1, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF LOUIS E. MIKULIN ROAD (BASED ON A 70 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN VOLUME 11505, PAGE 76 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS), SAID POINT BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°08'17" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 401.79 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE MOST WESTERLY CORNER OF A 1.2623 ACRE REMAINDER PORTION OF THAT CERTAIN 29.726 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN BY DEED RECORDED IN VOLUME 307, PAGE 200 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE SOUTH 48°51'43" EAST, ALONG THE SOUTHWEST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHERLY CORNER OF SAID REMAINDER TRACT;

THENCE NORTH 41°08'17" EAST, ALONG THE SOUTHEAST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 177.57 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR ANGLE POINT;

THENCE NORTH 07°21'46" EAST, ALONG THE EAST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 147.29 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR ANGLE POINT;

THENCE NORTH 48°51'43" WEST, ALONG THE NORTH LINE OF SAID REMAINDER TRACT, A DISTANCE OF 118.12 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID LOUIS E. MIKULIN ROAD FOR THE NORTH CORNER OF SAID REMAINDER TRACT;

THENCE NORTH 41°08'17" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,397.45 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.87 FEET, AN ARC LENGTH OF 335.92 FEET, A CHORD BEARING OF NORTH 20°42'02" EAST AND A CHORD LENGTH OF 328.84 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH 00°09'32" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF A CALLED 29.726 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN BY DEED RECORDED IN VOLUME 307, PAGE 204 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, A DISTANCE OF 183.60 FEET TO A 1/2 IRON ROD WITH CAP FOUND MARKING THE POINT OF BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 430.04 FEET, AN ARC LENGTH OF 263.14 FEET, A CHORD BEARING OF NORTH 17°41'17" EAST AND A CHORD LENGTH OF 259.05 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 65°41'36" EAST, ALONG THE SOUTH LINE OF A 100 FOOT WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 10.55 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.93 FEET, AN ARC LENGTH OF 848.97 FEET, A CHORD BEARING OF SOUTH 57°03'17" EAST AND A CHORD LENGTH OF 845.76 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF TANGENCY;

THENCE, SOUTH 48°24'53" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,763.10 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 62°10'53" WEST, ALONG THE WEST LINE OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO AXIS PIPE AND TUBE INC. BY DEED RECORDED IN VOLUME 12476, PAGE 47 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, A DISTANCE OF 3,110.67 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 48°23'43" WEST, ALONG THE NORTH LINE OF A CALLED 12.748 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN BY DEED RECORDED IN VOLUME 11504, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, A DISTANCE OF 2,155.03 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 182.731 ACRES OF LAND.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, PAUL A. COYNE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6374 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



LOT 1, BLOCK 1
L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38
BRAZOS COUNTY, TEXAS
JUNE, 2016

SURVEYOR:

TETRA SURVEYS & APPRAISALS
2109 LEXINGTON ST.
HOUSTON, TX 77098

OWNER/DEVELOPER:

AXIS PIPE AND TUBE, INC.
P.O. BOX 6780
BRYAN, TX 77805